

NOTICE OF
ANNUAL GENERAL MEETING

CYPRESS POINT ABC
STRATA PLAN NW 2050
Wednesday, December 5, 2012

Pavilion Club Lounge
7531 Minoru Boulevard
Richmond, B.C.

Meeting to Commence at 7:00PM

Registration to Commence at 6:30 PM

Notice of Meeting Package dated November, 14 2012

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY: A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM December 5, 2012. The Strata Council Members **MAY ACT** as your Proxy. A person who is an **employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy**.

STRATA COUNCIL MEMBERSHIP 2012
CYPRESS POINT ABC
STRATA PLAN NW 2050

Gordon Farrell
President

Phone: 207-0392
Email: gordon.farrell@gmail.com

Aviva Levin
Vice President

Phone: 604 831-8487
Email: aviva.levin@gmail.com

Carole Borthwick
Treasurer

Phone: 275-7231
Email: caroleborthwick@hotmail.com

Larry Makutra
Fire

Phone: 274-5914
E-mail: stevston@shaw.ca

Terry Ash
Security

Phone: 778 297-4567
Email: terryash67@gmail.com

Cypress Point Office
#338-7651 Minoru Blvd
Richmond, BC V6Y 1Z3
(Mailing address only)

Phone: 604 279-1554
Fax: 604 279-1553
Email: cypresspoint@telus.net
Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. eg. August 16, 2006.pdf is 160806

2012 Strata NW2050 President's Message

2012:

With 2012 coming to a close, we are pleased to have the Strata lounge renovation completed. As you may recall, in 2011 we replaced the old cabinets and counter top with the addition of a new stove with overhead ventilation for the ease of serving hot food during events hosted in the lounge. New tile floors in the kitchen and bathroom areas were also part of the 2011 renovation, but to better manage our budgets we moved the replacement of the carpeting throughout the rest of the lounge into the 2012 budget.

If you are attending the AGM and have not yet seen the lounge improvements, please be sure to have a look at the new carpeting and window coverings in the Strata lounge that were completed in 2012. Future lounge improvement plans will involve furniture and decorating the walls with some pictures. If anyone has decent furniture or framed pictures that they would consider donating for use in the lounge, the strata council would be pleased to have a look and see if they would be suitable.

2013:

One of our major goals going into 2013 is to accomplish the renovation of the rooftop deck platforms. The existing deck platform materials are slats of wooden planks formed together in an arrangement that is similar in construction to many heavy and oversized shipping pallets laid beside one another.

The edges of these large wooden platforms rest on Styrofoam squares that are meant as a buffer against the building roof membrane during movement from walking, etc. Some of the Styrofoam is deteriorating. This wood platform decking is in very poor shape. Its current condition is a potential hazard for several reasons. There have been reports where people either stepping on or sitting on a deck chair are breaking through the rotten wood of the deck. Aside from potentially harming a person, we are concerned that this deterioration could eventually cause damage to the roof membrane beneath the wood platforms. A tear into the membrane could cause leaks and expensive roof repairs.

The plan is to replace the old large and heavy wood material with new tough rubber mat material that is two inches thick and comes in two foot square tiles. These rubber tiles are easily retrofitted and in future the individual tiles are also easily lifted for roof maintenance and/or cleaning. Years of sediment have collected underneath the existing wooden platforms and there is no easy way to remove the debris. Once the old heavy wood materials are removed, it will allow for a thorough cleaning and inspection of the roof membrane beneath. In some areas, the roof decking includes attached heavy wooden fences that are also in poor shape. Part of the improvement plan will see these replaced with lightweight aluminum (or other such material) fences.

On the general maintenance front, as always there will be some painting and minor improvements or repairs to other exterior building areas that need protection or have a bad cosmetic appearance.

Please review your AGM (Annual General Meeting) package prior to the meeting. We will be starting at exactly 7:00 PM. Tony Gioventu, Executive Director of CHOA, will be running the AGM. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Gordon Farrell
President, Strata NW2050

2012 Treasurer's Message

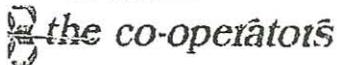
2012 was an uneventful year as far as our finances go. We had no unexpected expenses to contend with and if this continues until the end of the year we may end up with a small surplus. If that's the case we will have to decide whether to move the surplus into the Contingency Reserve Fund or keep it in the Operating Account. I would recommend that we keep the surplus in the Operating Account for the following reasons. We have a couple of problem areas that we will have to deal with in 2013 involving the exterior of our buildings. We have several areas where the caulking is failing and needs to be replaced to prevent water ingress and, also, some of the plywood panels from the original remediation are in very bad shape and will have to be replaced with Hardy Board and painted. In addition, all of the old bay windows and the area around them will have to be painted. There may be other items, as well, that we have not yet noticed.

The remediation was finally completed in January 2012 and because there was not as much rot as Read Jones Christoffersen thought there might be we are left with \$71,147.55 in our Special Levy Account. We are required by the Strata Property Act to refund the surplus to the owners but if we do that then we would be faced with an assessment to pay for the inspection and possible repair of the roof membrane and replacement of the rooftop decks. Otherwise, we could vote to roll the \$71,147.55 into the Special Levy Account which will be used to pay for the inspection and possible repair of the roof membrane and replacement of the rooftop decks. Due to the way the rooftop decking was put together, the Strata Corporation has not been able to maintain the membrane below properly.

This year, by law, we have to have a depreciation report done. Since we have been doing our due diligence by repairing and remediating our buildings and infrastructure as problems have come up, we are hoping no major issues will surface as a result of the report. The report will be completed by the end of 2013 once it has been approved by the Strata Corporation owners.

The budget for 2013 is the same as 2012 and as a result there will be no increase to strata fees.

Carole Borthwick
Treasurer

RECEIVED
2/3OCT 25 2012
[Signature]

COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

PAGE 01 of 02

(AGENT'S COPY)

YOUR AGENT/SERVICE OFFICE IS
HAMILTON INS SERV INC
 TELE: 604-872-6788
 268-828 WEST 8 AVE
 VANCOUVER BC
 MAIL TO
 VSZ 1E2

POLICY NUMBER
008658839

RENEWAL PERIOD
 From **30 APR 2012** To **30 APR 2013**
 Day/Month/Year Day/Month/Year

All Times Are Local Times At The Insured's Postal Address

YOUR POLICY EXPIRES ON 30 APR 2012 12:01 A.M. LOCAL TIME. IF YOUR PAYMENT IS RECEIVED BY 30 APR 2012 YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.

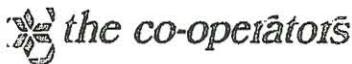
NAMED INSURED(S)
OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC

COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	RATE	\$ PREMIUM
INSURED LOCATION: - 7511, 7531, 7651 MINORU BOULEVARD RICHMOND						
PROPERTY						
INSURING AGREEMENTS & EXCLUSIONS FORM NO. AB APPLICABLE TO ALL COVERAGES OF THIS PROPERTY SECTION						
ALL PROPERTY	B-013	90	2500	22,901,100		16260.00
EXCLUDING ALL LOSSES ARISING FROM CRANE TOILETS						
CONDOMINIUM BUILDING EXTENSION	B-013(A)			250,000		INCLUDED
WATER DAMAGE DEDUCTIBLE	B-1(E)		10000		INCLUDED	
ILLEGAL DRUG OPERATIONS EXCLUSIO	AB-38				INCLUDED	
SEWER BACK UP	B-1(J)		10000			2290.00
EARTHQUAKE	AB-10					25191.00
20% EARTHQUAKE DEDUCTIBLE	CGE20				INCLUDED	
FLOOD	AB-100		25000			1145.00
GLASS	E-1		1000			
CRIME						
CRIME STANDARD CONDITIONS FORM NO. C APPLICABLE TO ALL COVERAGES OF THIS SECTION						
DISHONESTY, DISAPPEARANCE	C-7		500			
COMMERCIAL BLANKET BOND	SEC-1A		500	10,000		80.00
MONEY & SECURITIES-INSIDE	SEC-II		500	5,000		22.00
MONEY & SECURITIES-OUTSIDE	SEC-III		500	5,000		22.00
MONEY ORDERS/COUNTERF'T CURRENCY	SEC-IV		500	5,000		INCLUDED
DEPOSITORS FORGERY COVERAGE	SEC-V		500	5,000		INCLUDED
MONEY & SECURITIES-REDUCED LIMIT	C-7(B)		500	1,000		INCLUDED
BOILER						
BOILER & EQUIPMENT BREAKDOWN	F-06		2500	22,901,100		932.00
INCLUDING AIR-CONDITIONING						
INSURED EQUIPMENT-OPTION 3	. OPT 3				INCLUDED	
ACCIDENT						
BLANKET ACCIDENT INSURANCE	F-9			200,000		350.00
INSURING AGREEMENT I & II						
ALL POSITIONS WEEKLY INDEMNITY						
\$400 BLANKET						
MEDICAL REIMBURSEMENT \$25,000						
MINIMUM RETAINED PREMIUM: \$					►	\$

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO

SIGNATURE OF AUTHORIZED REPRESENTATIVE

SECRETARY



COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

PAGE 02 of 02

(AGENT'S COPY)

YOUR AGENT/SERVICE OFFICE IS
HAMILTON INS SERV INC 23140
TELE: 604-872-6788
268-828 WEST 8 AVE
VANCOUVER BC V5Z 1E2
MAIL TO

POLICY NUMBER
008658839RENEWAL PERIOD
From 30 APR 2012 To 30 APR 2013
Day/Month/Year Day/Month/Year

All Times Are Local Times At The Insured's Postal Address

YOUR POLICY EXPIRES ON 30 APR 2012 12:01 A.M. LOCAL
TIME. IF YOUR PAYMENT IS RECEIVED BY 30 APR 2012
YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.

NAMED INSURED(S)
OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC



COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	RATE	\$ PREMIUM
AGGREGATE LIMIT 5,000,000						
				TOTAL PREMIUM - THIS LOCATION:		46292.00
LIABILITY - ALL LOCATIONS						
COMMERCIAL GENERAL LIABILITY	D-1					
BODILY INJURY & PROPERTY DAMAGE	COV A		1000	5,000,000		1200.00
AGGREGATE LIMIT 5,000,000						
PERSONAL INJURY	COV B			5,000,000		INCLUDED
MEDICAL EXPENSES	COV C			10,000		INCLUDED
TENANTS LEGAL LIABILITY	COV D		1000	250,000		INCLUDED
NON-OWNED AUTO	D-6			1,000,000		INCLUDED
D & O LIABILITY ENTITY FORM	D-23		1000	5,000,000		650.00
EST 5 DIRECTORS						
D & O AMENDMENT END	D-23(H)			INCLUDED		
CONDO DIRECTORS & OFFICERS	D-23(C)			INCLUDED		
				PREMIUM FOR LIABILITY:		1850.00
AN INFLATION INDEX HAS BEEN APPLIED TO YOUR PROPERTY COVERAGE(S), IF APPLICABLE.						
MINIMUM RETAINED PREMIUM: \$ 350				TOTAL PREMIUM DUE ▶		\$ 48142.00

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO

SIGNATURE OF AUTHORIZED REPRESENTATIVE

SECRETARY

NOTICE OF SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN NW2050

AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of Head Table
- 6) Approval of December 6, 2011 Annual General Meeting Minutes
- 7) * Presidents Report for 2012 (included in AGM Package)
* Finance Report for 2012 (included in AGM Package)
*Approval of the Proposed 2013 Cypress Point Operating Budget
*Presentation of the 2013 Cypress Point ABC and Woodridge Shared Facilities Budgets (As per the new agreement, the year end surpluses / deficits are to be refunded / paid by no later than May 15th of the following year and the budgets issued by November 1st of each year)
- 8) Special Resolutions
 - A. Presentation and Approval of the Disposition of the 2010 year end and accumulated funds re Cypress Operating Account surplus/deficit.
 - B. Presentation and Approval to Proceed with a Depreciation Report
 - C. Presentation and Approval to Proceed with Joist Repair
 - D. Presentation and Approval to Proceed with Replacement of Rooftop Decking & Fencing plus removal of existing materials and clean up and repair of the roof Membrane.
 - E. Presentation and Approval to amend a Bylaw regarding inoperable motor vehicles.
- 9) New Business
- 10) Election of Strata Council for 2013
- 11) Adjournment
- 12) Raffle

REVENUES	Code	YTD	Projected to	Budget	Annual	Explanation
		31-Aug-12	31-Dec-12	From 2012	For 2013	
Strata Fees	101	250,868.32	376,302.46	376,302.46	376,302.46	
Parking Fees	102	4,925.00	7,462.50	8,100.00	8,100.00	
Interest Income	103	274.15	400.00	200.00	300.00	
Laundry	104	292.00	583.00	380.00	500.00	
Sundry Income	105	2,235.91	2,700.00	1,800.00	2,000.00	Keys, fobs, remotes, minutes
Move-in/Move-out Fees	108	1,100.00	1,500.00	1,500.00	1,300.00	
Locker	109	5,970.00	8,950.00	9,000.00	9,000.00	
By-Law Fines/Late Fees	110	2,350.00	2,500.00	1,500.00	1,550.00	
Total Revenues:		268,015.38	400,397.96	398,782.46	399,052.46	

EXPENSES	Code	YTD	Projected to	Budget	Annual	Explanation
		31-Aug-12	31-Dec-12	From 2012	For 2013	
Administrative Expenses						
Financial Management	320	8,512.00	12,768.00	12,768.00	12,768.00	
Insurance Expense	330	35,143.66	35,143.66	36,200.00	36,901.00	
Insurance Deductibles	331	0	0.00	1,500.00	1,500.00	
Wages - Administrator	340	14,637.33	23,000.00	25,000.00	25,000.00	
Payroll - EI	341	928.26	1,400.00	740.00	1,400.00	
Payroll - CPP	342	1,465.11	2,197.67	1,400.00	2,200.00	
Payroll - Worksafe BC	343	305.67	305.67	350.00	350.00	
Audit	360	6,720.00	6,720.00	6,720.00	3,000.00	
Legal	370	116.96	116.96	4,000.00	2,000.00	
Appraisals (Suncorp)	380	0.00	924.00	1,300.00	0	Every 3 Yrs - due 2015
Dues & Subscriptions	391	766.80	766.80	700.00	775	CHOA, Costco
Professional Fees	392	1,692.32	1,881.00	750.00	750	Acctng Services / Payroll etc
Bank Admin Fees	393	134.00	201.00	220.00	220	
Photos/Postage	394	734.42	1,200.00	2,500.00	1,500.00	
Meetings & Misc	395	0.00	700.00	700.00	700	AGM Meeting
Office Equipment	396	29.69	29.69	500.00	200	
Office Supplies	397	94.01	200.00	500.00	250	
Miscellaneous	398	90.34	150.00	500.00	200	
Courier Service	399	0.00	0.00	0.00	400.00	

Tel / Fax / Cell - Office	466	1,515.48	2,400.00	3,500.00	2,500.00	Includes High Speed
Total Admin Expenses:		72,886.05	90,104.45	99,848.00	92,614.00	

UTILITIES	Code	YTD	Projected to	Budget	Annual	
		31-Aug-12	31-Dec-12	From 2012	For 2013	Explanation
Enterphone				0.00		
BC Hydro Gas	300	13,856.37	21,000.00	23,000.00	23,000.00	
BC Hydro Electricity	310	15,646.57	23,500.00	20,000.00	25,000.00	
Total Utilities:		29,502.94	44,500.00	43,000.00	48,000.00	

Interior Maintenance & Repairs	Code	YTD	Projected to	Budget	Annual	
		31-Aug-12	31-Dec-12	From 2012	For 2013	Explanation
Janitorial	344	9,044.15	12,900.00	13,200.00	13,200.00	
Garbage Disposal	415	6,312.81	9,500.00	9,000.00	10,000.00	
Supplies	425	0.00	0.00	100.00	0.00	
Pest Control	426	316.12	3,300.00	1,800.00	1,800.00	
Repair & Mtnce Building	427	64.80	100.00	3,300.00	0.00	Handyman
General Interior Repair	428	10.64	10.64	1,000.00	3,000.00	Handyman
Electrical/Lighting	429	1,904.75	2,500.00	2,000.00	2,000.00	
Fire Test & Equip Repair	431	211.68	4,600.00	5,000.00	5,000.00	
Plumbing	432	5,558.22	5,558.22	5,000.00	5,000.00	theft of copper irrigation pipe
Water Leaks - Buildings	433	16.62	16.62	2,000.00	1,500.00	
Remotes, Locks & Keys	434	5.26	300.00	1,000.00	500	
Doors	435	637.22	700.00	700.00	1,000.00	
Light Bulbs	436	127.78	700.00	1,200.00	900.00	
Carpet Cleaning	437	0.00	2,100.00	1,850.00	2,200.00	
Elevator Maintenance	475	3,510.08	5,400.00	5,400.00	5,600.00	
Total Interior Maintenance		22,161.91	47,685.48	52,650.00	51,700.00	

Exterior Maintenance & Repairs	Code	YTD	Projected to	Budget	Annual	
		31-Aug-12	31-Dec-12	From 2012	For 2013	Explanation
Exterior Repairs Mtnce	439	2,368.80	2,500.00	3,562.66	3,863.62	Defer mansard cleaning to 2014
Exterior Painting	440	0.00	0.00	2,000.00	2,000.00	
Roof Repairs & Mtnce	441	0.00	0.00	1,500.00	1,500.00	

Gutters, Drains & Sewers	442	4,199.35	4,199.35	4,500.00	4,300.00	
Chimney Cleaning	443	0.00	2,660.00	3,700.00	3,100.00	
Dryer Vent Cleaning	444	1,068.48	1,068.48	1,500.00	1,200.00	
Window/Skylight Mtnce	445	140.00	1,200.00	500.00	500.00	
Exterior Window Washing	446	1,472.80	1,472.80	2,200.00	1,800.00	Includes Skylights
Parkade & Garage Doors	447	3,407.04	4,500.00	2,000.00	2,000.00	
Bldg Envelope Mtnce	448	2,915.36	10,195.36	5,000.00	5,000.00	Professional Inspection & Repairs
Signage	449	0.00	500.00	500.00	250	

Total Ext Mtnce Repairs	15,571.83	28,295.99	26,962.66	25,513.62
--------------------------------	------------------	------------------	------------------	------------------

Grounds & Gardens	Code	YTD	Projected to	Budget	Annual	Explanation
		31-Aug-12	31-Dec-12	From 2012	For 2013	
Landscaping Services	450	11,816.00	15,000.00	21,000.00	25,600.00	Monthly Maintenance Service
Landscape Upgrades	451	3,892.01	4,000.00	4,200.00	4,200.00	Composted Mulch
Gardens - Shrubs/Trees	455	4,984.00	4,984.00	5,000.00	5,000.00	Arborist, Tree Removal (plant 3 new trees)
Ground/Garden Supplies	456	143.53	143.53	500.00	250	
Sprinklers	457	1,461.54	2,000.00	2,000.00	2,000.00	Start up and Winterize
Hydrants	458	-61.72	-61.72	100.00	100	Annual inspection & maintenance
Parking Lot Mtnce	459	0.00	1,792.00	500.00	500	Power Wash Parkade every 2 yrs
Snow Removal	460	296.80	296.80	1,000.00	750	
Total Grounds & Gardens:			29,350.00		38,400.00	

Recreation Center	Code	YTD	Projected to	Budget	Annual	Explanation
		31-Aug-12	31-Dec-12	From 2012	For 2013	
Shared Facility	655	10,714.64	16,071.96	16,071.96	16,875.00	Contribution to Woodridge
Shared Facility	656	17,299.92	25,949.84	25,949.84	25,949.84	Contribution to Cypress
Total Shared Facilities		28,014.56	42,021.80	42,021.80	42,824.84	

Total Revenue		398,962.46	399,052.46
---------------	--	------------	------------

Total Operating Expenses		298,962.46	299,052.46
--------------------------	--	------------	------------

Balance Before Reserves		100,000.00	100,000.00
--------------------------------	--	-------------------	-------------------

Transf to Conting Fund	710	50,000.00	30000.00 CRF
Transf to Spec Levy Fund	720	40,000.00	30,000.00 Re-Piping Project

Transf to Spec Proj Fund	721	10,000.00	40,000.00	Exterior Building Project
Total Reserves		100,000.00	100,000.00	100,000.00
NET SURPLUS (DEFICIT)		0.00	0.00	

Cypress Point Shared Facilities Budget for 2013						
REVENUES	Code	YTD	Projected to	Budget	Annual	Explanation
		31 Aug 2012	31-Dec-12	From 2012	For 2013	
Contribution - NW1868 Ashford	101RC-1	10,447.12	15,670.66	15,670.66	15,670.66	
Contribution - NW 2050 Cypress ABC	101RC-2	17,299.92	25,949.84	25,949.84	25,949.84	
Contribution - NW2090 Cypress D	101RC-3	8,252.32	12,241.32	12,241.32	12,241.32	
Contribution - NW1942 Woodridge	101RC-4	23,015.44	34,523.18	34,523.18	34,523.18	
Interest Income	103RC	96.53	144.00	110.00	110.00	
Miscellaneous Income	105RC	0.00	0.00	0.00	0.00	
Recreation Room Rental	107RC	500.00	800.00	800.00	800.00	Pavilion Lounge
Total Revenues:		59,611.33	89,329.00	89,295.00	89,295.00	
EXPENSES	Code	YTD	Projected to	Budget	Annual	Explanation
		August	31-Dec-12	From 2012	For 2013	
Natural Gas	300RC	2,149.64	3,500.00	4,500.00	4000.00	
Electricity	310RC	3,915.30	6,100.00	4,900.00	6,100.00	
Financial Management Fees	320RC	2,240.00	3,360.00	3,360.00	3,504.00	
Recreation Centre Management Expense	321RC	4,139.12	6,208.68	6,200.00	6,363.00	
Recreation Centre Management Other	322RC	1,500.00	2,500.00	2,500.00	2,500.00	
Insurance	330RC	12,998.34	12,998.34	13,400.00	13,648.00	
Insurance Claims/Deductibles	331RC	0.00	0.00	0.00	0.00	
EI	341RC	0.00	0.00	150.00	0.00	
CPP	342RC	0.00	0.00	320.00	0.00	
Janitorial	344RC	4,709.90	7,100.00	7,350.00	7,350.00	
Bank Charges	393RC	6.00	6.00	185.00	130.00	
Cleaning Supplies	425RC	319.65	480.00	280.00	400.00	
Pest Control	426RC	1.06	1.06	300.00	300.00	
General Maintenance	427RC	11,803.24	15,000.00	12,000.00	12,000.00	New treadmill, weight racks and lounge furniture included
Electrical Repairs	428RC	707.45	900.00	300.00	300.00	
Plumbing	432RC	203.03	500.00	2,000.00	2,000.00	
Water Leaks	433RC	0.00	0.00	500.00	500.00	
Locks & Keys	434RC	609.22	3,000.00	500.00	800.00	
Gardening (pool area)	450RC	828.68	1,500.00	2,000.00	2,000.00	
Security Service	485RC	7,089.60	12,360.00	13,650.00	13,000.00	
Pool & Spa Chemicals	650RC	906.34	1,300.00	1,500.00	1,500.00	
Pool Maintenance	651RC	4,687.20	8,000.00	9,000.00	8,500.00	7 Day Service
Pool/Spa Repairs	652RC	3,095.08	4,500.00	4,000.00	4,000.00	2012 Replace Sand
Pool Permits	653RC	784.07	785.00	200.00	200.00	2012 included cost of Safety Plan
Games Room	654RC	0.00	0.00	200.00	200.00	

Total Recreation Centre Expenses	0.00	62,692.92	90,099.08	89,295.00	89295.00
Total Operating Revenue		59,611.33	89,329.00	89,295.00	89,295.00
Total Operating Expenses		62,692.92	90,099.08	89,295.00	89,295.00
NET SURPLUS (DEFICIT)		-3,081.59	-770.08	0.00	0.00

Strata Corporation NW 2050 - Reserves

Contingency Reserve Fund	Oct 31/12	Estimated To Year End
Opening CRF	104,951.04	104,951.04
Owners' Contributions	41,666.70	50,000.04
Interest Earned	1,301.54	1,461.98
Repayment from Operating		10,000.00
Repayment from Cypress		5,000.00
Transfer to Operating	-10,000.00	-10,000.00
Transfer to Cypress	-5,000.00	0.00
Service Charge	-150.02	-180.00
Estimated Ending CRF	132,769.26	161,233.06

Sp Levy - Repiping

Opening SLR	3,937.56	3,937.56
Owners' Contributions	33,333.30	39,999.96
Interest Earned	221.40	291.40
Corona Plumbing	-1,321.86	-1,321.86
Estimated Ending SLR	36,170.40	42,907.06

Sp Levy #2 - Exterior Building

Opening SL#2EB	55,026.17	55,026.17
Owners' Contributions	8,333.30	9,999.96
Received from #120		954.33
Interest Earned	647.34	797.34
Ocean West	-761.60	-761.60
Repayment from Cypress	12,856.22	12,856.22
Estimated Ending SLEB	76,101.43	78,872.42

Special Levy #3

Opening SL#3	169,967.17	169,967.17
Interest Earned	1,102.98	1,242.98
Ocean West	-78,260.21	-78,260.21
Read Jones Christoffersen	-16,193.57	-16,193.57
Holdback Transfer	-5,320.11	-5,320.11
Estimated Ending SL #3	71,296.26	71,436.26

Holdback

Opening HB	30,175.84	30,175.84
Holdback Transfer	5,320.11	5,320.11
Interest Earned	195.91	196.43

Ocean West	-35,442.90	-35,442.90
Estimated Ending HB	248.96	249.48

Annual Operating Fund Cont.	276,302.46	Total Aggregate	<u>9022</u>
Annual CRF Contributions	100,000.00		
Total Strata Fees	<u>376,302.46</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2013 Monthly		2013 Total Monthly Fees
				Operating Contributions	2013 CRF Contributions	
2	101-7511	83	0.009199734	211.83	76.66	288.49
3	102-7511	95	0.010529816	242.45	87.75	330.20
4	103-7511	82	0.009088894	209.27	75.74	285.01
1	104-7511	97	0.010751496	247.55	89.60	337.15
5	105-7511	73	0.008091332	186.30	67.43	253.73
11	106-7511	85	0.009421414	216.93	78.51	295.44
6	107-7511	83	0.009199734	211.83	76.66	288.49
10	108-7511	85	0.009421414	216.93	78.51	295.44
9	109-7511	88	0.009753935	224.59	81.28	305.87
8	110-7511	84	0.009310574	214.38	77.59	291.97
7	111-7511	90	0.009975615	229.69	83.13	312.82
40	112-7531	90	0.009975615	229.69	83.13	312.82
39	113-7531	63	0.006982931	160.78	58.19	218.97
38	114-7531	88	0.009753935	224.59	81.28	305.87
37	115-7531	84	0.009310574	214.38	77.59	291.97
41	116-7531	84	0.009310574	214.38	77.59	291.97
36	117-7531	84	0.009310574	214.38	77.59	291.97
42	118-7531	73	0.008091332	186.30	67.43	253.73
35	119-7531	90	0.009975615	229.69	83.13	312.82
43	120-7531	82	0.009088894	209.27	75.74	285.01
34	121-7531	84	0.009310574	214.38	77.59	291.97
44	122-7531	109	0.012081578	278.18	100.68	378.86
33	123-7531	63	0.006982931	160.78	58.19	218.97
32	124-7531	88	0.009753935	224.59	81.28	305.87
31	125-7531	64	0.007093771	163.34	59.11	222.45

30	126-7531	90	0.009975615	229.69	83.13	312.82
84	129-7651	87	0.009643095	222.03	80.36	302.39
83	130-7651	83	0.009199734	211.83	76.66	288.49
82	131-7651	92	0.010197295	234.79	84.98	319.77
81	132-7651	71	0.007869652	181.20	65.58	246.78
85	133-7651	106	0.011749058	270.52	97.91	368.43
80	134-7651	86	0.009532254	219.48	79.44	298.92
86	135-7651	82	0.009088894	209.27	75.74	285.01
79	136-7651	84	0.009310574	214.38	77.59	291.97
78	137-7651	88	0.009753935	224.59	81.28	305.87
77	138-7651	85	0.009421414	216.93	78.51	295.44
76	139-7651	90	0.009975615	229.69	83.13	312.82
13	201-7511	83	0.009199734	211.83	76.66	288.49
14	202-7511	95	0.010529816	242.45	87.75	330.20
15	203-7511	82	0.009088894	209.27	75.74	285.01
12	204-7511	97	0.010751496	247.55	89.60	337.15
16	205-7511	73	0.008091332	186.30	67.43	253.73
22	206-7511	85	0.009421414	216.93	78.51	295.44
17	207-7511	84	0.009310574	214.38	77.59	291.97
21	208-7511	85	0.009421414	216.93	78.51	295.44
20	209-7511	88	0.009753935	224.59	81.28	305.87
19	210-7511	84	0.009310574	214.38	77.59	291.97
18	211-7511	90	0.009975615	229.69	83.13	312.82
57	212-7531	90	0.009975615	229.69	83.13	312.82
56	213-7531	63	0.006982931	160.78	58.19	218.97
55	214-7531	88	0.009753935	224.59	81.28	305.87
54	215-7531	84	0.009310574	214.38	77.59	291.97
58	216-7531	85	0.009421414	216.93	78.51	295.44
53	217-7531	86	0.009532254	219.48	79.44	298.92
59	218-7531	73	0.008091332	186.30	67.43	253.73
52	219-7531	90	0.009975615	229.69	83.13	312.82
60	220-7531	82	0.009088894	209.27	75.74	285.01
51	221-7531	84	0.009310574	214.38	77.59	291.97
50	222-7531	88	0.009753935	224.59	81.28	305.87
49	223-7531	62	0.00687209	158.23	57.27	215.50
61	224-7531	115	0.012746619	293.50	106.22	399.72

48	225-7531	63	0.006982931	160.78	58.19	218.97
47	226-7531	88	0.009753935	224.59	81.28	305.87
46	227-7531	64	0.007093771	163.34	59.11	222.45
45	228-7531	90	0.009975615	229.69	83.13	312.82
95	229-7651	87	0.009643095	222.03	80.36	302.39
94	230-7651	83	0.009199734	211.83	76.66	288.49
93	231-7651	92	0.010197295	234.79	84.98	319.77
92	232-7651	71	0.007869652	181.20	65.58	246.78
96	233-7651	107	0.011859898	273.08	98.83	371.91
91	234-7651	86	0.009532254	219.48	79.44	298.92
97	235-7651	84	0.009310574	214.38	77.59	291.97
90	236-7651	84	0.009310574	214.38	77.59	291.97
89	237-7651	88	0.009753935	224.59	81.28	305.87
88	238-7651	85	0.009421414	216.93	78.51	295.44
87	239-7651	90	0.009975615	229.69	83.13	312.82
24	301-7511	86	0.009532254	219.48	79.44	298.92
23	302-7511	97	0.010751496	247.55	89.60	337.15
25	303-7511	73	0.008091332	186.30	67.43	253.73
29	304-7511	85	0.009421414	216.93	78.51	295.44
26	305-7511	84	0.009310574	214.38	77.59	291.97
28	306-7511	85	0.009421414	216.93	78.51	295.44
27	307-7511	85	0.009421414	216.93	78.51	295.44
71	312-7531	98	0.010862337	250.11	90.52	340.63
70	313-7531	88	0.009753935	224.59	81.28	305.87
69	314-7531	84	0.009310574	214.38	77.59	291.97
72	315-7531	85	0.009421414	216.93	78.51	295.44
68	316-7531	86	0.009532254	219.48	79.44	298.92
73	317-7531	73	0.008091332	186.30	67.43	253.73
67	318-7531	90	0.009975615	229.69	83.13	312.82
74	319-7531	82	0.009088894	209.27	75.74	285.01
66	320-7531	84	0.009310574	214.38	77.59	291.97
65	321-7531	88	0.009753935	224.59	81.28	305.87
64	322-7531	62	0.00687209	158.23	57.27	215.50
75	323-7531	109	0.012081578	278.18	100.68	378.86
63	324-7531	90	0.009975615	229.69	83.13	312.82
62	325-7531	93	0.010308136	237.35	85.90	323.25

104	329-7651	84	0.009310574	214.38	77.59	291.97	
103	330-7651	92	0.010197295	234.79	84.98	319.77	
102	331-7651	71	0.007869652	181.20	65.58	246.78	
105	332-7651	107	0.011859898	273.08	98.83	371.91	
101	333-7651	86	0.009532254	219.48	79.44	298.92	
106	334-7651	84	0.009310574	214.38	77.59	291.97	
100	335-7651	84	0.009310574	214.38	77.59	291.97	
99	336-7651	88	0.009753935	224.59	81.28	305.87	
98	337-7651	86	0.009532254	219.48	79.44	298.92	
Monthly		9022	100%	23,025.20	8,333.34	31,358.54	
Annual				276,302.40	100,000.08	376,302.48	

FUND INFORMATION SHEET

MONTH	CRF	REPIPE SP LEVY 1	EXT BLDG SP LEVY 2	SURPLUS LEVY SP LEVY 3
September	128,476.77	32,798.71	75,187.39	71,220.65
October contribution	4,166.67	3,333.33	833.33	
November contribution	4,166.67	3,333.33	833.33	
December contribution	4,166.67	3,333.33	833.33	
Expected Totals Dec 2012	140,976.78	42798.7	77687.38	71220.65
Resolution B - Depreciation	-12,320.00			
Resolution C - Joist	-20,000.00			
Resolutlion D - Roof Decks	-28,091.97		-77,687.38	-71,220.65
2013 Contribution	30,000.00	30,000.00	40,000.00	0.00
Expected Totals Dec 2013	110,564.81	72,798.70	40000	0

*October, November and December calculations do not include interest.

SPECIAL RESOLUTION "A"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2012.

.....

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve leaving the 2012 year-end accumulated fund surplus in the operating account / transferring the 2012 year end accumulated deficit from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2012 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "B"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the approval of the newly legislated mandatory Depreciation Report, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2012.

.....

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve a Depreciation Report to be conducted in the amount of \$12,320.00 to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2012 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "C"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the approval of proceeding with the repair of a cracked joist located on a rooftop deck at 7651 Minoru Boulevard, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2012.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the repair of a cracked joist not to exceed the amount of \$20,000.00 to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2012 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "D"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council need to replace the rooftop decking and fencing and clean up and repair the underlying membrane, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2012.

.....

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the Replacement of the rooftop decking, fencing and clean up and repair of the membranes to be paid in accordance to the funding schedule in Appendix 1 as attached

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2012 in the presence of:

Strata Council Member

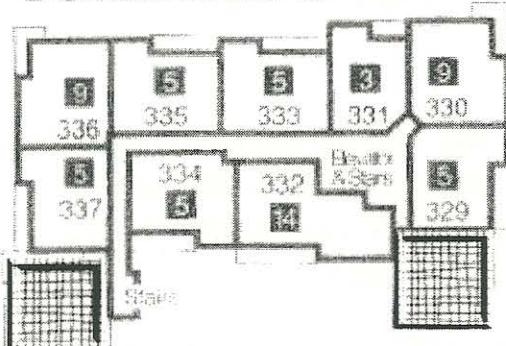
Strata Council Member

Appendix to Special Resolution "D"

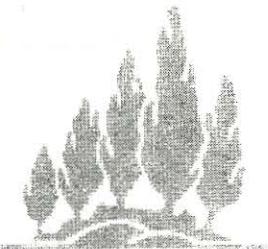
Strata NW2050

Roof Deck Areas

BUILDING C

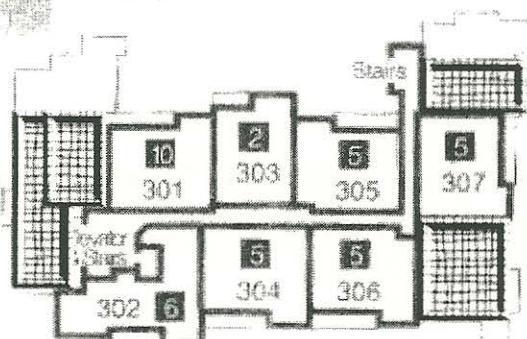


BUILDING B



CYPRESS POINT

3rd
FLOOR
PLAN



BUILDING A

MINORU BOULEVARD

← TO BLUNDELL ROAD

TO GRANVILLE AVENUE →

Whereas, the Strata Council need to replace the rooftop decking and fencing and clean up and repair the underlying membrane.

The existing deck platform materials are slats of wooden planks built and nailed together in an arrangement that is similar in construction to heavy and oversized shipping pallets laid beside one another.

The edges of these large wooden platforms rest on Styrofoam squares that are meant as a buffer against the building roof membrane during movement from walking, etc. Some of the Styrofoam is deteriorating. This wood platform decking is in very poor shape. Its current condition is a potential hazard for several reasons. There have been reports where people either stepping on or sitting on a deck chair are breaking through the rotten wood of the deck. Aside from potentially harming a person, we are concerned that this deterioration could eventually cause damage to the roof membrane beneath the wood platforms. A tear into the membrane could cause leaks and expensive roof repairs.

The plan is to replace the old large and heavy wood material with new tough rubber mat material that is two inches thick and comes in two foot square tiles. These rubber tiles are easily retrofitted and in future the individual tiles are also easily lifted for roof maintenance and/or cleaning. Years of sediment have collected underneath the existing wooden platforms and there is no easy way to remove the debris. Once the old heavy wood materials are removed, it will allow for a thorough cleaning and inspection of the roof membrane beneath. In some areas, the roof decking includes attached heavy wooden fences that are also in poor shape. Part of the improvement plan will see these replaced with lightweight aluminum or other such fence materials.

FUNDING SCHEDULE FOR RESOLUTION D

In accordance with the Strata Property Act a refund will be provided from surplus monies left over from the Remediation work of the North sides of Buildings A & C

In the amount of: \$71,220.65

+++++++++

1. The value of the rooftop decking replacement Project is	\$177,000.00
2. Minus funds from the Exterior Building Fund:	- \$77,687.38
3. Minus funds from a Special Levy	- \$71,220.65
4. Minus funds from the CRF	<u>-\$28,091.97</u> 0.00

SPECIAL RESOLUTION "E"

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council would like to amend Bylaw 1.1.2 pertaining to inoperable vehicles, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2012.

.....

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve amending Bylaw 1.1.2 by inserting the words "in a mechanically sound and drivable condition" after the word motorcycles to read as noted below:

(1.1.2 Private passenger automobiles and/or motorcycles in a mechanically sound and drivable condition only, shall be parked on common property within designated assigned spaces and no more than one such vehicle shall be parked in any one designated parking space without prior approval of the Strata Council. No motor vehicle, trailer, boat or equipment of any kind shall be driven on any part of the common property other than on driveways without the approval of the Strata Council and no Owner vehicle shall be parked in any owner spaces or other visitor or guest spaces. All vehicles parked on common property must be currently insured.)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2012 in the presence of:

Strata Council Member

Strata Council Member

INSTRUCTION FOR COMPLETING A PROXY

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

CO-OWNERS

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

PROXIES MAY BE:

◆ Brought to the meeting in person by the appointee;

◆ Faxed/mailed to:

Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3
Fax: 604 279-1553

◆ Hand delivered to the Cypress Point Office in Building A (7511 Minoru)

◆ Delivered to a council Member any time prior to the meeting

**COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M.
BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE
MEETING ON December 5, 2012.**

PROXY APPOINTMENT

RE: SUITE #_____ STRATA LOT#_____

Strata Plan NW2050, Cypress Point ABC
7511, 7531, 7651 Minoru Blvd.
Richmond, B.C. V6Y 1Z3

I/We hereby appoint _____ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan NW2050 to be held on December 5, 2012.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution "A"			
Special Resolution "B"			
Special Resolution "C"			
Special Resolution "D"			
Special Resolution "E"			

I / We wish to be recorded as voting on the items of business outlined in the agenda as indicated above.

OWNERS SIGNATURE

OWNERS SIGNATURE

DATED THIS _____ DAY OF _____ 2012.

CYPRESS POINT RAFFLE

DATE: WEDNESDAY, DECEMBER 5TH, 2012

TIME: AT THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND
AS YOU ENTER DROP IT IN THE RAFFLE
BOX PROVIDED AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE
IN ATTENDANCE IN PERSON
AT THE AGM.

RAFFLE BALLOT

NAME: _____

SUITE #: _____